

MINUTES OF A WORKSHOP/SPECIAL MEETING OF THE ZION CITY COUNCIL HELD ON THURSDAY, FEBRUARY 2, 2006, AT 4:02 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, ZION, ILLINOIS

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Mayor Pro-Tem Bennett called the meeting to order.

On call of the roll the following answered present: Commissioners DeTienne, Flammini, Taylor and Mayor Pro-Tem Bennett. Mayor Harrison was absent.

AGENDA CHANGES

It was moved by Commissioner Taylor, seconded by Commissioner Flammini to accept the Council agenda, changing the order of discussion as follows:

- Youth Build Program
- Downtown Redevelopment Concept
- Comprehensive Plan
- Subdivision Codes
- Special Census

The vote on roll call was: Commissioners DeTienne, aye; Flammini, aye; Taylor, aye; and Mayor Pro-Tem Bennett, aye. Motion carried.

YOUTH BUILD PROGRAM

Delaine Rogers stated Youthbuild Lake County is interested in partnering with the City for the construction of a proposed two-story home at 2534 Edina Blvd. Laurel Tustison, Executive Director, stated Youthbuild is a not-for-profit, federally funded agency, providing young adults with work and education programs. This agency has been in existence for 4 years, and their students had a 91% graduation rate last year. Ms. Rogers stated financing for construction of this home would be through National City Bank. Upon sale of the home, the city would recoup its costs and remaining funds could be donated to the Youthbuild program. Mayor Pro-Tem Bennett questioned whether or not there would be funding limitations in selling the property. Ms. Tustison stated there would be no limitations, as National City would be providing private funding. The current class has 25 trainees, and additional funding could allow for more students to work on this project. Ms. Tustison stated the students do the construction, while they sub out for concrete, mechanical and drywall work. Commissioner Taylor questioned what would be the projected cost to build this home. Ms. Tustison stated that costs need to be determined. Mayor Pro-Tem Bennett stated the city would just be interested in recouping its land and demolition costs.

The Council agreed for staff to pursue cost estimates and a preliminary development plan with Youthbuild Lake County for the construction of a home at 2534 Edina Blvd.

DOWNTOWN REDEVELOPMENT

Rick DeLisle and Jim Lothan, representing Zion Sheridan Group LLC, gave an overview of their concept plan for downtown redevelopment of the east side of the 2700 block of Sheridan Road. Mr. DeLisle has recently obtained the property commonly known as the Shiloh Mall. Mr. DeLisle and Mr. Lothan introduced their proposal for Zion Market Square, a complex including enclosed parking, retail and commercial, offices and residential. Mr. DeLisle stated, as a concept plan, costs, funding, a market analysis, and other aspects still need to be reviewed. If feasible and approved, it is anticipated the 5-year construction project would start in either late 2007 or early 2008.

The Council agreed for Zion Sheridan Group LLC to proceed with the Zion Market Square concept plan for the redevelopment of the east side of the 2700 block of Sheridan Road.

COMPREHENSIVE PLAN

Delaine Rogers presented preliminary changes to the Zion Comprehensive Plan. The Comprehensive Plan 2010 was originally adopted in 1992, and the amended plan, as prepared by Camiros, would be through the year 2025. The four focus areas are:

1. Sheridan Road
2. Lewis Avenue
3. Trumpet Business Park
4. Metra Station area

Ms. Rogers requested the Council’s review of this document, asking for feedback by March 1, in order to place this item on a future Council meeting for approval.

SUBDIVISION CODE

John Jones stated he plans to present proposed changes to the Subdivision Code including:

- Several housekeeping changes to bring this section up-to-date,
- Removing the Engineering references, as previously approved by the Council,
- Changing the process order for subdivision approvals per State Statutes,
- Including in-fill or individual houses for impact fee requirements,
- Removing impact fees from the Subdivision Code and placing in the Building section,
- Increasing the minimum standard size for new houses, and
- Adding a minimum requirement for masonry or architecturally detailed facades.

Commissioner Taylor stated he could not support impact fees for individual in-fill homes, noting he would like to encourage the rehabilitation of older homes. Commissioner Taylor also recommended that the minimum standard size for new homes be only slightly increased.

Staff will review all recommendations, and place this item on a future Council agenda.

SPECIAL CENSUS

Information has been received from the U.S. Census Bureau regarding the cost for conducting a special census. Brian Usher stated 580 new homes have been constructed during the last 5 years, noting with every new person counted, revenue sharing tax and MFT tax would be increased. Given the cost, Commissioners Bennett and Taylor recommended waiting until the regular census in 2010. Commissioner Flammini questioned whether or not other taxing bodies would be interested in sharing the expense of a special census.

The Council agreed for staff to check with other taxing bodies regarding sharing the expense for conducting a special census.

ADJOURN

There being no further business to come before the Council at this time, it was moved by Commissioner DeTienne, seconded by Commissioner Flammini and unanimously approved the meeting be adjourned at 7:25 p.m. Motion carried.

City Clerk

Approved February 21, 2006